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## CITY OF TEMPE HEARING OFFICER

Meeting Date: 6/5/2018  
Agenda Item: 6

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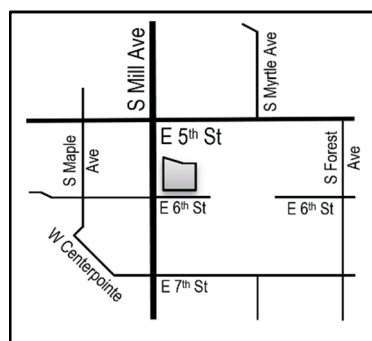
**ACTION:** Request a Use Permit to allow entertainment as an accessory use (indoor and outdoor) for ILLEGAL PETE'S, located at 525 South Mill Avenue. The applicant is Benjamin L. Tate of Withey Morris, PLC. (PL180148)

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Approve, subject to conditions

**BACKGROUND INFORMATION:** ILLEGAL PETE'S (PL180148) is proposing to operate a restaurant with entertainment as an accessory north of East 6<sup>th</sup> Street and east of South Mill Avenue in the CC, City Center District, and within the TOD, Transportation Overlay District. The entertainment will occur on the northeast corner in the interior and patio area. The purpose of the entertainment area is to provide a stage for music acts and other performers and dancing area for guests. The request includes the following:

ZUP180055      Use Permit to allow a restaurant with entertainment as an accessory use (indoor and outdoor).



Property Owner	City of Tempe
Applicant	Benjamin L. Tate, Withey Morris, PLC
Zoning & Overlay Districts	CC (TOD)
Site Area	27,066 s.f.
Building Area	88,000 s.f.
Suite Area	3,654 s.f.
Patio Area	1,413 s.f.
Indoor Entertainment Area	113 s.f.
Outdoor Entertainment Area	151 s.f.
Total Entertainment Area	264 s.f.
Bicycle Parking	0 spaces (8 min. required)

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Lee Jimenez, Senior Planner

Reviewed by: Steve Abrahamson, Principal Planner

## COMMENTS

The site has historically been a restaurant; most recently, My Big Fat Greek Restaurant which operated with a restaurant liquor license (series 12). ILLEGAL PETE'S plans to transfer the prior license in their name. The license is expected to be heard by the City Council this month.

## PUBLIC INPUT

To date, no public input or inquiries have been received by staff.

## POLICE INPUT

A security plan is required for the proposed use. Recommend outdoor entertainment to be restricted to specific hours and types.

## USE PERMIT

The proposed use requires a Use Permit to allow a restaurant with entertainment as an accessory use within the CC, City Center District.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed use is accessory to the primary use and is not anticipated to significantly increase vehicular or pedestrian traffic more than other permitted uses.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the proposed use is expected to emit noise but not at levels exceeding ambient conditions given that the surrounding area is renowned for being an entertainment district.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; the proposed use is expected to benefit the area by being an addition to the mix of entertainment/social uses that currently exists in the downtown area. The use is permitted with a use permit in this zoning district and is consistent with the designated land use of the General Plan 2040.
4. *Compatibility with existing surrounding structures and uses*; the proposed use is compatible with existing surrounding structures and is consistent with other restaurant/bar entertainment uses in the downtown area.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the use permit requires an implemented security plan to help maintain adequate control of any potential disruptive behavior related to the proposed use.

## REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

**SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.**

## CONDITION(S) OF APPROVAL:

1. The Use Permit is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
3. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained or the Use Permit is void.

4. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
5. Outdoor entertainment shall be limited to the following types: recorded music by a DJ or from an acoustical instrument (e.g. guitar, violin, and saxophone). Live amplified bands and drums are prohibited, unless authorized through a special event permit on a specified date.
6. Outdoor entertainment to begin no earlier than 11 a.m. and end no later than 10 p.m., Sunday-Thursday, and 12 am, Friday and Saturday.
7. Indoor entertainment to cease no later than 1:55 a.m., daily.
8. Any intensification or expansion of use, including other types of outdoor entertainment, shall require a new Use Permit.
9. The applicant shall contact the City of Tempe Crime Prevention Unit for a security plan within 30 days of this approval. Contact 480-858-6409 before July 5, 2018.
10. Provide four (4) bicycle parking racks per City of Tempe Public Works Department bicycle rack detail T-578 standard.

#### **CODE/ORDINANCE REQUIREMENTS:**

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

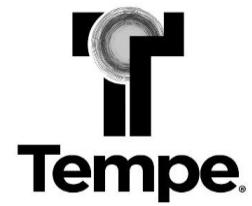
- The Use Permit is valid for ILLEGAL PETE'S and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through <http://www.tempe.gov/zoning> or purchase from Development Services.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- Music, sound, or live entertainment shall not violate the City of Tempe Noise Ordinance.

#### **HISTORY & FACTS:**

- |      |  |
|------|--|
| 1964 | Western Savings & Loans building is constructed.   |
| 1995 | My Big Fat Greek Restaurant began operations with a restaurant liquor license (series 12). |

#### **ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 3-202 Permitted Uses in Commercial and Mixed-Use Districts  
 Section 6-308 Use Permit  
 Section 6-313 Security Plan

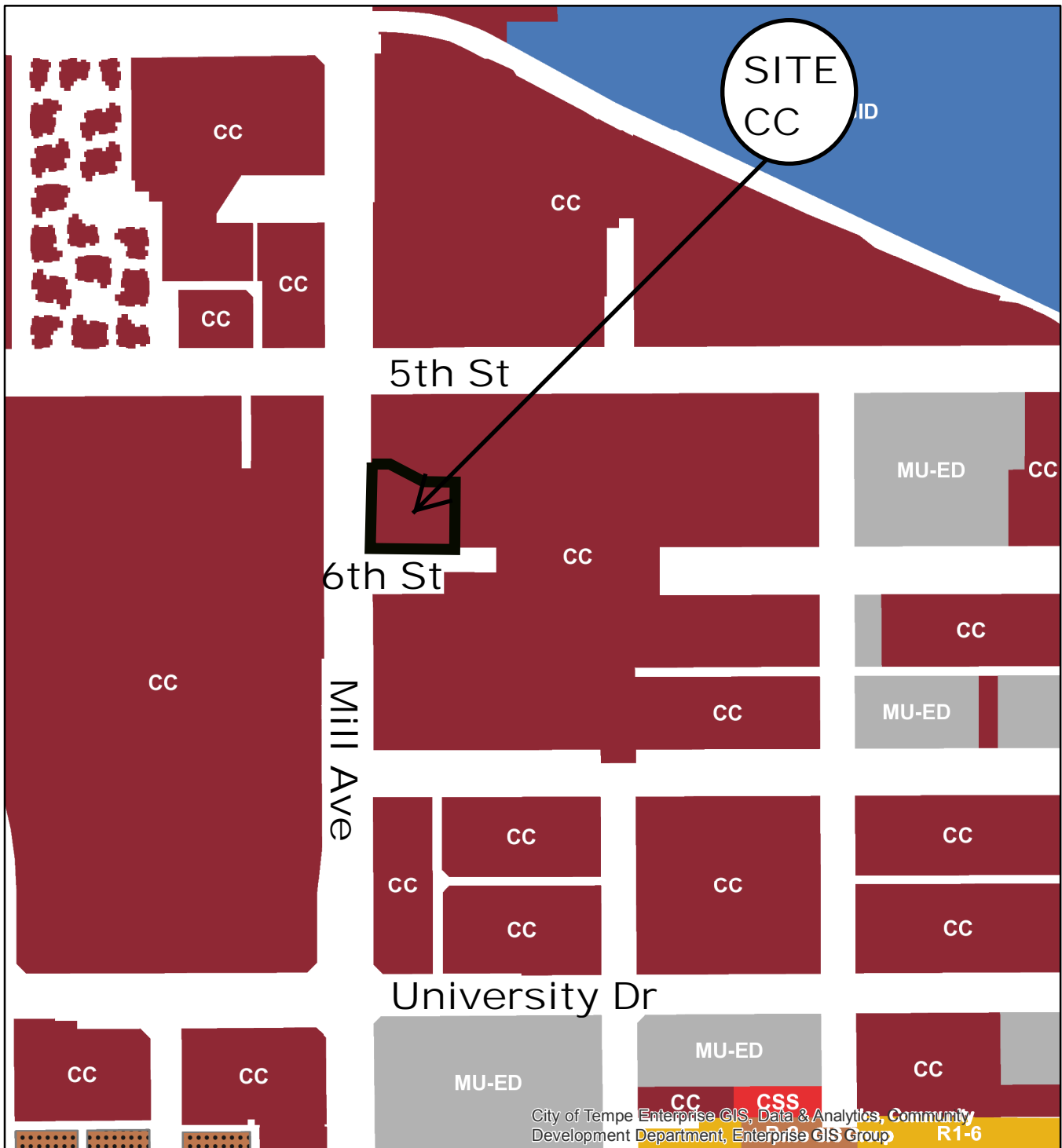









# **DEVELOPMENT PROJECT FILE**

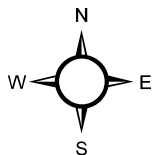
for  
**ILLEGAL PETE'S**  
**(PL180148)**

**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3-9. Letter of Explanation
10. Site/Floor Plan
11. Building Elevations



- |  |  |
|--|--|
|  General Industrial District (GID)      |  Single-Family Residential (R1-6)       |
|  City Center (CC)                       |  Multi-Family Residential (R-2)         |
|  Mixed Use Educational (MU-ED)          |  Multi-Family Residential Limited (R-3) |
|  Commercial Shopping and Services (CSS) |  |





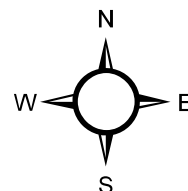
Tempe

PL 180148

# Illegal Pete's



## Aerial Map



**Illegal Pete's  
525 South Mill Avenue**

***Letter of Explanation***

**I. Introduction**

This application requests the following:

1. Use permit to allow entertainment use accessory to a bar/restaurant in the City Center zoning district.

**II. Site Information**

The subject property is located at 525 South Mill Avenue in Tempe, Arizona, within the building located at the northeast corner of 6<sup>th</sup> Street and Mill Avenue (the "Property"). See Aerial Map at **Tab 1**. The Property is zoned City Center (CC) and is within the Transportation Overlay District. See Zoning Maps at **Tab 2**.

The Property is currently vacant, but was most recently operated as the restaurant/bar My Big Fat Greek Restaurant and has historically been operated by food and beverage-related tenants. My Big Fat Greek Restaurant maintained a Series 12 liquor license as part of its operation that has been transferred to the applicant.

**III. Applicant Background and Project Information**

The applicant is proposing a Mexican food restaurant, bar, and entertainment venue known as Illegal Pete's. The founder of the establishment, Pete Turner, opened the first Illegal Pete's location in Boulder, Colorado in 1995. The restaurant's name was inspired by Pete's father – also named Pete – whom Mr. Turner refers to as a "good-natured heli-raiser in his day" who embodies the unique, countercultural atmosphere he seeks to foster. In the 23 years since Mr. Turner opened his doors, Illegal Pete's has thrived and grown into nine Colorado locations (six in Denver, two in Boulder, and one in Fort Collins) and recently opened his first out-of-state restaurant in Tucson, Arizona. In his own words, Pete's main goal with Illegal Pete's is to "create a fun and energetic atmosphere with music playing, employees having fun, and I wanted to include our customers in the fun."

The Property – in the middle of energetic Mill Avenue and a stone's throw from the ASU campus – is the ideal site for the next Illegal Pete's location. The original location is situated in the heart of Boulder, Colorado near University of Colorado Boulder. The "college town" environment is perfectly

suited to the Illegal Pete's culture – pairing fast, healthy food with live music and a vibrant cultural atmosphere.

The Illegal Pete's culture, however, extends far beyond the customer experience. Illegal Pete's believes in paying its employees a wage that allows them to live comfortable lives working one job, and this core belief led to the Illegal Pete's Living Wage Initiative. Starting wages for each position – far greater than restaurant industry norms – are posted on the company's website, and include robust wages, health and dental benefits, and profit-sharing for management. Illegal Pete's also runs a record label committed to helping out local artists, and offers its Starving Artist Program to out-of-town bands playing shows in town: a free meal at Illegal Pete's. If these programs don't sufficiently illustrate the company's commitment to being part of the community, Illegal Pete's also provides funding for local arts and music programs.

The Tempe location is the next chapter in the Illegal Pete's story. As it has with its other nine locations, Illegal Pete's will offer its Mission-style burritos to the Tempe community in a fun and unique setting with drinks and live music. Illegal Pete's will not only quickly become a Mill Avenue staple for its food, drink, and atmosphere – it will also be active member of the local community and supporter of Tempe music, arts, and culture.

#### **IV. Request**

A restaurant with a bar is a use permitted by right in the City Center zoning district. According to Tempe staff, this particular use is differentiated from the “bar, tavern, or nightclub” use by the type of liquor license it holds. Here, the Series 12 restaurant liquor license previously held by My Big Fat Greek Restaurant and now held by the applicant is what designates the proposed project as a restaurant with a bar.

The proposed live entertainment on the Property, however, requires a use permit in the City Center zoning district as an accessory use to a restaurant. The applicant is proposing a contiguous indoor/outdoor live entertainment area near the northeast corner of the Property, extending from the indoor area east of the bar onto the existing north patio. The purpose of this live entertainment area is to provide a stage for music acts and other performers and dancing area for guests. See Site Plan attached at **Tab 3**.

#### **V. Use Permit Criteria**

Criteria for approving a use permit is set forth in the Tempe Zoning & Development Code, Section 6-308. A use permit shall be granted upon a finding that the use covered will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirements, or standards prescribed therefore by the Code.

In evaluating this request, it is important to consider the ambient conditions and surrounding uses. Mill Avenue in particular is an area known for its bars, restaurants, and college nightlife. This building itself has housed a variety of bars and restaurants over the years.

The newly proposed uses are not expected to create a significant increase in vehicular or pedestrian traffic. The existing tenant spaces have previously operated as restaurants, bars, and clubs which are common and expected uses in this area. The proposed uses do not create intensification in the demand for parking spaces beyond what has been customary for this Property. Pedestrian and other non-vehicular traffic is not expected to increase beyond that generated by the previous uses. Consistent with the Property's location within the City's Transit Oriented District, the applicant is making provisions for future bicycle parking on the Property where none currently exists.

The proposed use will not cause a nuisance from odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions. Live music is common among Mill Avenue establishments, and the applicant will not contribute to the ambient conditions at a level any greater than the existing live entertainment venues on Mill Avenue. Any concerns regarding excessive noise can be addressed with hours of operation specific to live entertainment on the Property.

As with its other establishments, the applicant upholds the highest level of operational standards. The proposed bar will file a security plan with the City of Tempe and must comply with state regulations for a Series 12 liquor license, with specific hours of operations. Additionally, the use permit may be reviewed at a future date if verifiable complaints arise.

The proposed project will be a benefit to the area and will not contribute to the deterioration of the neighborhood or the downgrading of property values. As discussed above, Illegal Pete's has become a valued member not only within the business community in its other locations, but the local arts and music community as well. The Illegal Pete's will add to the mix of entertainment/social uses that exist in the downtown area and will not be in conflict with any adopted plans for the General Plan.

The proposed use is entirely compatible with the surrounding commercial properties and general character of Mill Avenue. The use is consistent with the prior and current uses of the space, the surrounding uses, and is in conformance with the zoning and General Plan.

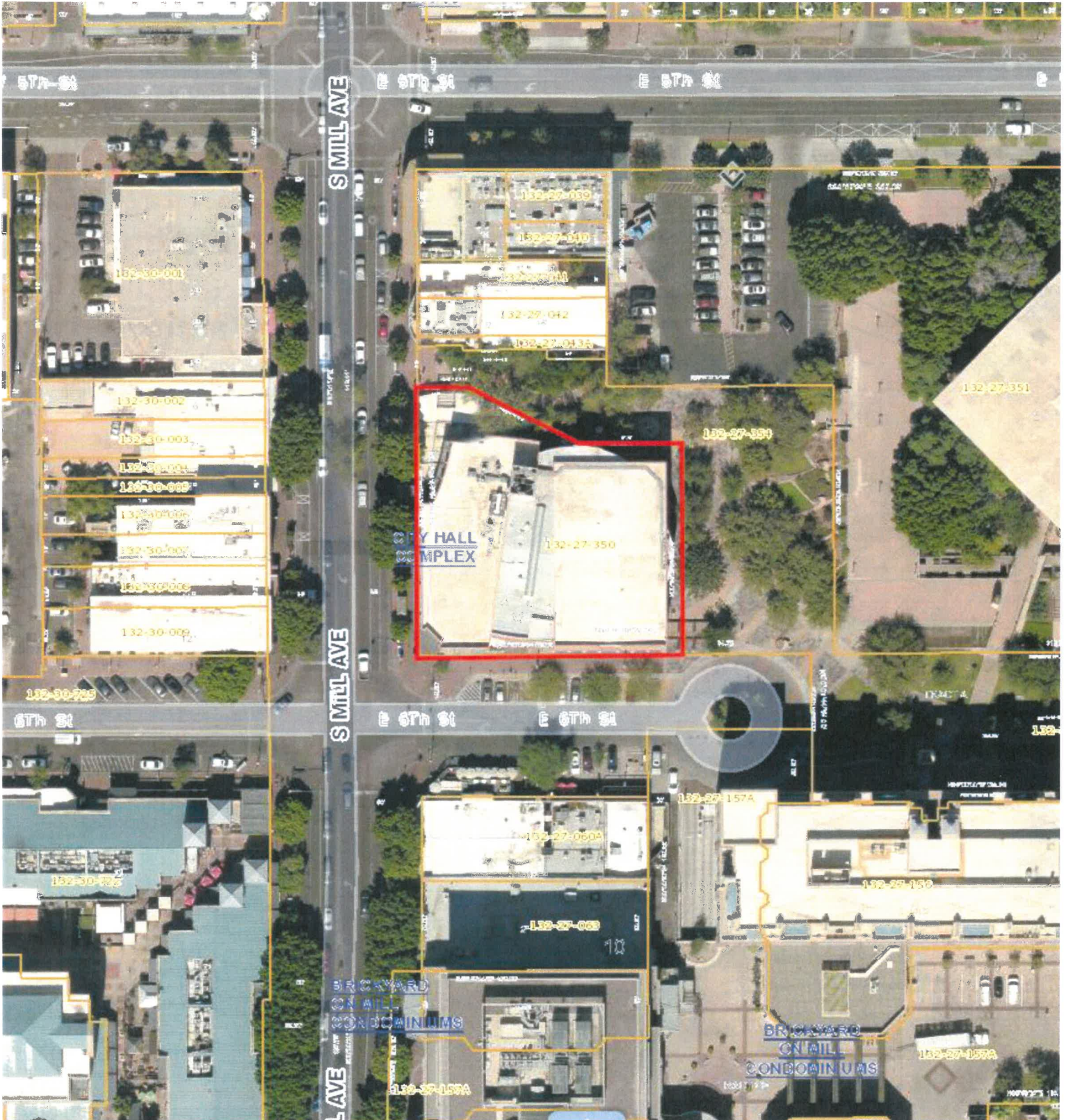
Finally, the proposed project will not result in any disruptive behavior which will create a nuisance to the surrounding area or general public. The applicant intends to file and follow a security plan and will work closely with the Tempe Police Department to address any issues and adopt best practices.

## **VI. Summary**

Illegal Pete's is entirely compatible with the surrounding commercial properties and general character of Mill Avenue, which is an area known for its bars, restaurants, and college nightlife. This building itself has housed a variety of bars, restaurants, lounges, nightclubs, and entertainment uses over the years. The use is consistent with the prior and current uses of the space, the surrounding uses,

and is in conformance with the zoning and General Plan. For these reasons, the proposed use is appropriate for the Property.

# Aerial Map

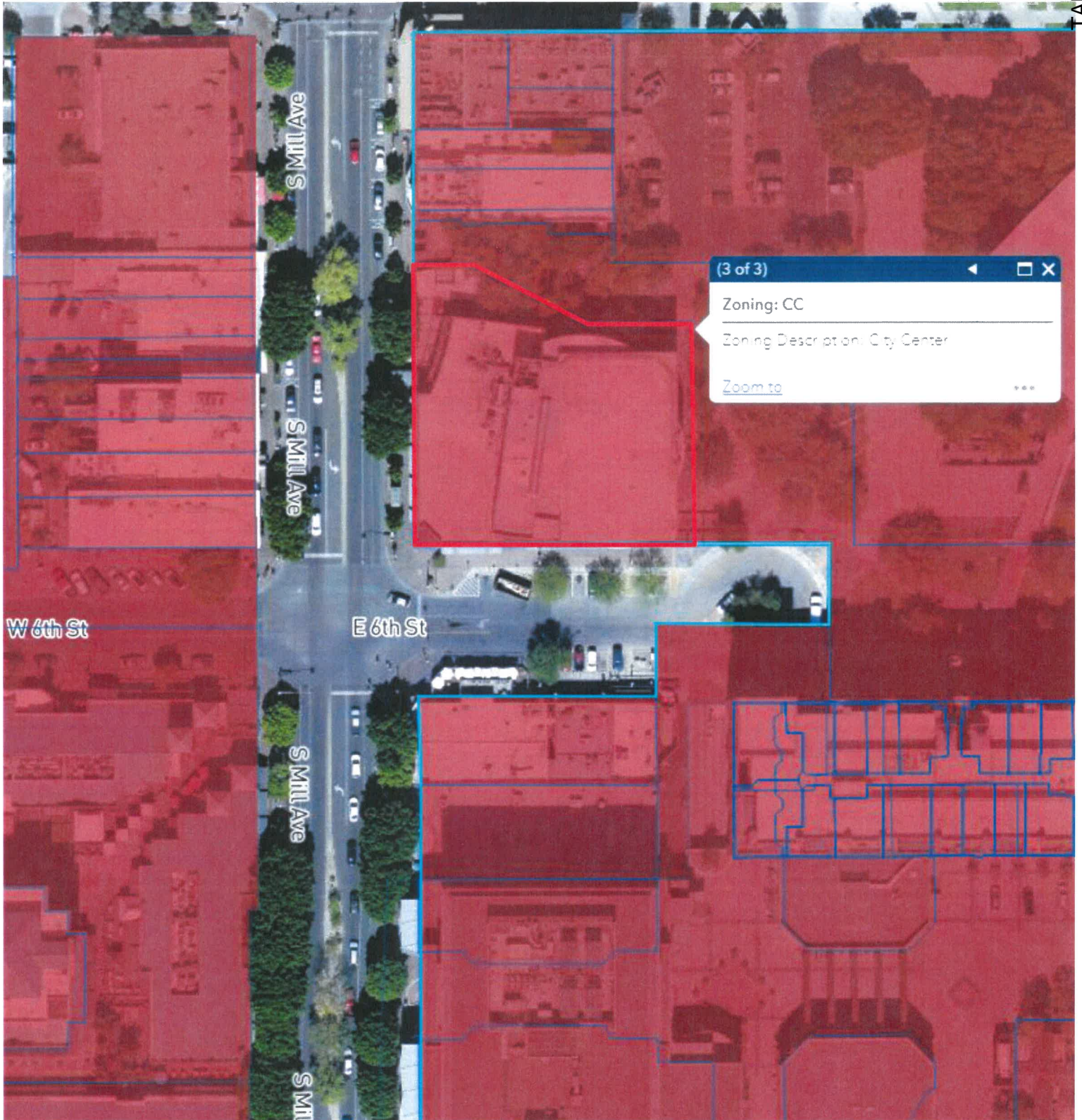


525 S. Mill Avenue – Tempe, AZ



# Zoning Map

TAB 2.1



525 S. Mill Avenue – Tempe, AZ



# Overlay Map



TAB 2.2

525 S. Mill Avenue – Tempe, AZ





**GENERAL SITE PLAN NOTES**

1. THE CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS BEFORE PROCEEDING WITH ANY WORK. THE CONTRACTOR SHALL NOTIFY BRICK & WEST OF ANY DISCREPANCIES, UNFORESEEN, OR UNUSUAL CONDITIONS THAT MAY BE UNCOVERED AND RECEIVE WRITTEN INSTRUCTIONS FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE DRAWINGS MUST BE REPORTED TO BRICK & WEST AND OWNER'S REPRESENTATIVE IMMEDIATELY. CLARIFY ALL DISCREPANCIES RELATIVE TO CONTRACT DOCUMENTS, SPECIFICATIONS AND FIELD CONDITIONS PRIOR TO SUBMITTING BIDS AND COMMENCING WORK.
3. CONTRACTOR TO CONDUCT THOROUGH VERIFICATION OF EXISTING FIELD BUILDING CONDITIONS AND UTILITY TIES AND INCLUDE ALL WORK NECESSARY TO ACCOMMODATE THESE EXISTING CONDITIONS. THESE DRAWINGS DO NOT REPRESENT AN AS-BUILT CONDITION.
4. ALL REQUESTS FOR SUBSTITUTION MUST BE PROVIDED TO OWNER'S REPRESENTATIVE IN WRITING PRIOR TO CONSTRUCTION, FABRICATION, PURCHASE, OR INSTALLATION.
5. CONTRACTOR RESPONSIBLE TO OBTAIN ALL PERMITS FOR THIS PROJECT. OWNER WILL PAY FOR SUCH PERMITS PRIOR TO ISSUE.
6. ALL WORK MUST COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES AND THEIR LATEST AMENDMENTS.
7. DETAILS, NOTES, AND FINISHES AS ENUMERATED HEREIN SHALL BE APPLICABLE TO ALL TYPICAL LIKE OR SIMILAR CONDITIONS WHETHER OR NOT THEY ARE REFERENCED AT ALL PLACES WITHIN THESE DRAWINGS.
8. CONTRACTOR SHALL ASSURE THAT FIRE PROTECTION AND SAFETY DURING CONSTRUCTION COMPLY WITH NFPA 101 AND OSHA, AS WELL AS REQUIREMENTS OF THEIR RESPECTIVE INSURANCE CARRIERS(S).
9. THE CONTRACTOR SHALL FOLLOW ALL STANDARDS, LAWS AND ORDINANCES IN THE DISCOVERY, HANDLING, AND DISPOSAL OF HAZARDOUS MATERIALS IF ANY.
10. FIRE PROTECTION SYSTEM SHALL MEET ALL APPLICABLE CODES. FIRE PROTECTION CONTRACTOR SHALL MEET UNDERWRITER'S REQUIREMENTS. FIRE SPRINKLER AND FIRE ALARM SYSTEMS MUST BE INSTALLED PER CURRENTLY GOVERNING APPLICABLE NFPA STANDARDS. SUB CONTRACTOR TO SUBMIT DEFERRED SUBMITTAL AND INCLUDE PERMIT FEE.
11. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY BRICK & WEST PRIOR TO CONSTRUCTION.
12. ALL WORK SHALL BE DIRECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE, AND IN PROPER ALIGNMENT WITH NEW AND/OR EXISTING CONSTRUCTION. ALL DISTURBED SITE CONDITIONS SHALL BE RESTORED TO THE CONDITION THEY WERE PRIOR TO START OF DEMOLITION / CONSTRUCTION.
13. EXISTING SITE CONDITIONS MAY REQUIRE REPAIR AT THE DIRECTION OF GOVERNING REGULATORY AUTHORITIES, AND AS SUCH ARE NOT ADDRESSED IN THESE PLANS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING DELIVERY LEAD TIMES FOR ALL CONSTRUCTION WITHIN THE CONSTRUCTION SCHEDULE. ALL DELIVERY TIMES MUST BE CONFIRMED, AND ANY EXCESSIVE LEAD TIMES MUST BE BROUGHT TO THE OWNER'S REPRESENTATIVE AND BRICK & WEST'S ATTENTION IMMEDIATELY TO ALLOW FOR RE-SPECIFICATION IF NECESSARY.
15. LIGHTING FIXTURE LOCATIONS TO BE PER LOCATION SHOWN ON CONTRACT DOCUMENTS. DEVIATION FROM PLAN DUE TO MECHANICAL OR OTHER INTERFERENCE OR CONFLICT MUST BE APPROVED BY BRICK & WEST.
16. THE SITE SHALL BE THOROUGHLY CLEANED UPON COMPLETION OF THE GENERAL CONTRACTOR'S WORK. ANY DAMAGE RESULTING FROM CONSTRUCTION TRAFFIC, OR OPERATIONS ON, OR ADJACENT TO THE SITE MUST BE REPAIRED/REMEDiated TO THE SAME CONDITIONS AS THEY WERE PRIOR TO START OF DEMOLITION / CONSTRUCTION.
17. THE GENERAL CONTRACTOR SHALL SUBMIT COPIES OF SUBMITTALS AND SHOP DRAWINGS TO BRICK & WEST PRIOR TO PURCHASE OR FABRICATION FOR REVIEW.
18. SHOP DRAWINGS SHALL SHOW ALL DIMENSIONS AND CONDITIONS AND SHALL BE SUBMITTED IN A FORMAT THAT CROSS-REFERENCES BACK TO THE CONTRACT DOCUMENTS. DIMENSIONS ARE TO BE SUPPLIED IN FEET AND INCHES.
19. NO SUBSTITUTION WILL BE REVIEWED FOR ANY MATERIALS AND/OR ITEM OF MANUFACTURE CALLED FOR IN THE CONTRACT DOCUMENTS WHICH IS NOT OF EQUAL QUALITY AND PERFORMANCE AND WHICH DOES NOT POSSESS EQUIVALENT DESIGN AND/OR AESTHETIC CHARACTERISTICS TO THOSE OF THE SPECIFIED MATERIAL OR ITEM.
20. UTILITY INFORMATION REPRESENTED ON THIS SITE PLAN IS FOR GENERAL REFERENCE ONLY AND NOT A REPRESENTATION OF AS-BUILT CONDITIONS. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY AND INFRASTRUCTURE CONDITIONS AND REPORT ANY DISCREPANCIES TO BRICK & WEST.
21. THE GENERAL CONTRACTOR IS REQUIRED TO CALL FOR A PRE-CONSTRUCTION CONFERENCE WITH THE REGULATORY AUTHORITIES WITH JURISDICTION OVER THE SITE PRIOR TO START OF CONSTRUCTION.
22. THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE BARRICADES AND ACCESS AROUND/THROUGHOUT THE PROJECT SITE AS REQUIRED BY REGULATORY AUTHORITIES AND APPLICABLE CODES AND REQUIREMENTS.



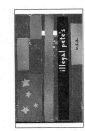
1 ENLARGED SITE PLAN  
3/16" = 1'-0"

**BRICK & WEST**  
DESIGN

CONSULTANTS:

CERTIFICATION:

PRELIMINARY  
NOT FOR  
CONSTRUCTION



**ILLEGAL PETE'S TEMPE**  
ILLEGAL PETE'S

2018/01/07  
Project No. 8301  
Drawn By MJK  
Checked By JED

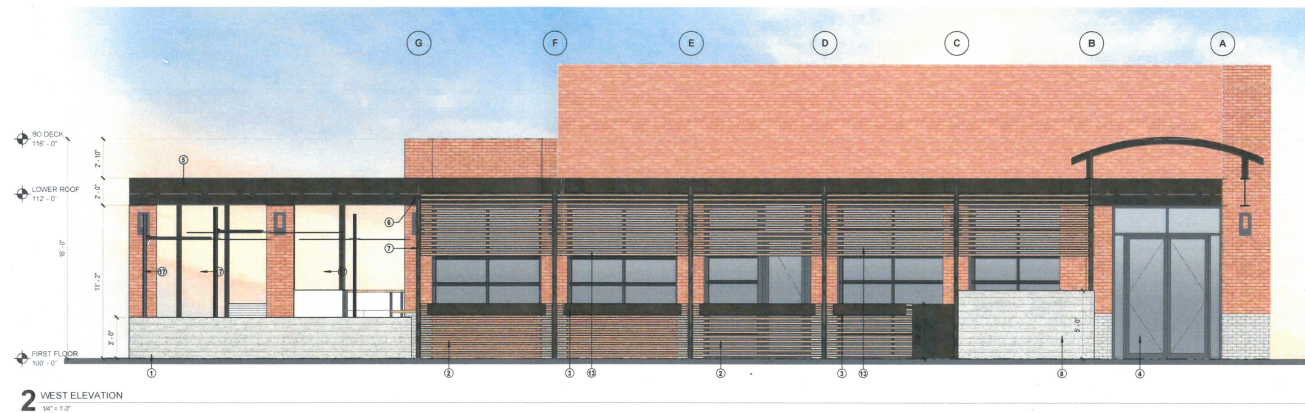


Date	
Project No.	8301
Drawn By	MJK
Checked By	JED
Revision	
Date	

**G004**  
SITE/FLOOR  
PLAN

# ELEVATION KEYNOTES

- 1 BOARD FORMED CONCRETE PLANTER
- 2 STEEL RAILING
- 3 STEEL PLANTER
- 4 NEW STOREFRONT DOOR/WINDOW SYSTEM - SEE SCHEDULE
- 5 EXISTING STEEL BEAM BEYOND
- 6 NEW STEEL BEAM - SEE STRUCTURAL
- 7 NEW STEEL COLUMN - SEE STRUCTURAL
- 8 BOARD FORMED CONCRETE SITE WALL EXTERIOR SEATING BEYOND
- 9 STEEL GATE
- 10 LINE OF EXISTING ROOF BEYOND
- 11 MECHANICAL BEYOND - SEE MECHANICAL
- 12 EXISTING DOOR TO REMAIN BEYOND
- 13 COMPOSITE SLATS OVER STEEL FRAME
- 14 NEW OVER-HEAD GARAGE DOOR - SEE SCHEDULE
- 15 NEW DOOR - SEE SCHEDULE
- 16 NEW SINGLE HUNG WINDOW - SEE SCHEDULE
- 17 SHADESAPES - SPECTRA SHADE UMBRELLA



**BRICK & WEST**  
DESIGN

CONSULTANTS

CERTIFICATION



**Illegal Pete's Bar & Restaurant**  
325 S MILL AVE, TEMPE, AZ 85281  
Contact: Paul Turner  
240 Broadway  
Denver, CO 80203

DATE: 2018-04-30  
BY: [Signature]  
REVISION: [Signature]  
DATE: MAY 07 2018  
BY: [Signature]

**a4.0**  
ELEVATIONS

plan  
PERMIT SET